

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCES 73-1, 73-4, 73-5, 74-3 and 77-6, WHICH ARE THE ORDINANCES ESTABLISHING AND ENACTING A COMPREHENSIVE ZONING CODE FOR ZONING DISTRICTS A,B,C,D, AND E, BEING ALL THE UNINCORPORATED AREAS OF ST. JOHNS COUNTY, FLORIDA, EXCEPTING THEREFROM THE PONTE VEDRA ZONING DISTRICT, STATE AND NATIONAL PARKS WITHIN DISTRICTS A, C AND E AND ALL INCORPORATED CITIES AND TOWNS. THIS AMENDMENT PLACES A MAXIMUM HEIGHT OF 35 FEET ON LANDS CURRENTLY ZONED CHT, CG, CI, IW, AND OR, WITHIN THE COASTAL CORRIDOR AREA; IT DEFINES THE COASTAL CORRIDOR AREA AS, "THAT UNINCORPORATED AREA OF ST. JOHNS COUNTY BOUNDED ON THE WEST BY THE CENTER LINE OF THE INTRACOASTAL WATERWAY; ON THE EAST BY THE ATLANTIC OCEAN; ON THE NORTH BY THE DUVAL COUNTY LINE; AND ON THE SOUTH BY THE FLAGLER COUNTY LINE. (EXCLUDING THEREFROM LANDS WITHIN THE PONTE VEDRA ZONING DISTRICT.)"; IT PROVIDES FOR HEIGHT INCREASES BY VARIANCES; AND IT PROVIDES AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. St. Johns County Ordinances No. 73-1, 73-4, 73-5, 74-3, and 77-6, as previously amended, which are the ordinances described in the above title, are hereby amended as follows:

A. Section 5-7-7 is deleted and the following section is added and substituted in its stead:

Section 5-7-7 CHT: Maximum Height of Structures

a) Permitted or permissible uses and accessory buildings:

1) Within the Coastal Corridor area as defined in Section 6-1-14.1--maximum height shall be limited to 35 feet, unless variance therefrom has been granted in accordance with Section 11-9-2. If a variance therefrom has been granted, the building shall be set back one foot in addition to the required yard for each five vertical feet of height in excess of 35 feet on all sides adjacent to any residential district without an intervening street.

2) All other areas not included in the Coastal Corridor area: none, except where buildings or structures exceed 40 feet in height, the portion of the building or structure above 40 feet shall be set back one foot in addition to the required yard for each five vertical feet of height in excess of 40 feet on all sides adjacent to any residential district without an intervening street. Further provided, that the maximum height of structures may not exceed 35 feet in height in those CHT districts designated CHT (B) in the Zoning Atlas unless a variance therefrom has been granted in accordance with Section 11-9-2.

B. Section 5-8-8 is deleted and the following section is added and substituted in its stead:

Section 5-8-8 CG; Maximum Height of Structures

a) Permitted or Permissible uses and accessory buildings:

1) Within the Coastal Corridor area as defined in Section 6-1-14.1--Maximum height shall be limited to 35 feet, unless variance therefrom has been granted in accordance with section 11-9-2. If a variance therefrom has been granted the building shall be set back one foot in addition to the required yard for each five vertical feet of height in excess of 35 feet on all sides adjacent to any residential district without an intervening street.

2) All other areas not included in the Coastal Corridor Area:

60 feet, provided that for structure exceeding 60 feet, that portion of the building or structure above 60 feet must be set back one horizontal foot for each six vertical feet in excess of 60 feet on all sides or the entire building mass may be set back from all property lines to comply with this requirement. Further, provided, that the maximum height of structures may not exceed 35 feet in those CG districts designated CG (B) in the Zoning Atlas unless a variance therefrom has been granted.

C. Section 5-9-7 is deleted and the following section is added and substituted in its stead:

Section 5-9-7 CI: Maximum Height of Structures

a) Permitted or Permissible uses and accessory buildings:

1) Within the Coastal Corridor Area as defined in Section 6-1-14.1--Maximum Height shall be limited to 35 feet, unless variance therefrom has been granted in accordance with section 11-9-2. If a variance therefrom has been granted the building shall be set back one foot in addition to the required yard for each six vertical feet of height in excess of 35 feet on all sides adjacent to any residential district without an intervening street.

2) All other areas not included in the Coastal Corridor Area: 60 feet, unless variance therefrom has been granted in accordance with Section 11-9-2 and if a variance has been granted further provided that, for structures exceeding 60 feet, that portion of the building above 60 feet, must be set back one horizontal foot for each six vertical feet in excess of 60 feet on all sides, or the entire building mass may be set back from all property lines to comply with this requirement. Further provided, that the maximum height of structures may not exceed 35 feet in CI districts designated CI (B) in the Zoning Atlas unless a variance therefrom has been granted.

D. Section 5-10-6 is deleted and the following section is added and substituted in its stead:

Section 5-10-6 IW: Maximum Height of Structures

None, except those lying within the Coastal Corridor Area as defined in Section 6-1-14.1, which shall be limited to a maximum height of 35 feet, unless a variance therefrom has been granted in accordance with Section

11-9-2. Further provided, that the maximum height of structures may not exceed 35 feet in those IW districts designated IW (B) in the Zoning Atlas unless a variance therefrom has been granted.

E. Section 5-11-8 is deleted and the following section is added and substituted in its stead:

Section 5-11-8 OR: Maximum Height of Structures

None, except those lying within the Coastal Corridor Area as defined in Section 6-1-14.1, which shall be limited to a maximum height of 35 feet, unless a variance therefrom has been granted in accordance with Section 11-9-2. Further provided, that the maximum height of structures may not exceed 35 feet in those OR districts designated OR (B) in the Zoning Atlas unless a variance therefrom has been granted.

F. The following shall be added to Article 6:

Section 6-1-14.1 Coastal Corridor Area: That unincorporated area of St. Johns County bounded on the West by the center line of the Intracoastal waterway; on the East by the Atlantic Ocean; on the North by the Duval County line; on the South by the Flagler County Line. (Excluding therefrom lands within the Poste Vedra Zoning District.)

SECTION 2. In all cases where the provisions of this Ordinance are in conflict with any other Ordinance and code or parts of Ordinance(s) and code(s), the more restrictive provisions shall govern.

SECTION 3. This Ordinance shall take effect immediately upon receipt of official acknowledgment by the Department of the State to the Clerk of the Board of County Commissioners of St. Johns County, Florida that same has been filed.

PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 24th DAY OF January 1989.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature]
Chairman

Attest: Carl "BIB" Markel, Clerk
By: [Signature]
Clerk

ADOPTED regular meeting January 24, 1989
Effective: February 2, 1989

The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared _____

Kristi Robertson who on oath says that she is
Accounting Clerk of the St. Augustine Record, a

daily newspaper published at St. Augustine in St. Johns County, Florida; that

the attached copy of advertisement, being a _____

Notice of Meeting

_____ in the matter of _____

Comprehensive Zoning Code

_____ in the _____ Court,

was published in said newspaper in the issues of _____

December 8, 1988

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper has heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Kristi Robertson

Sworn to and subscribed before me Zoe Ann Johns

this 8th day of December

A.D. 19 88

Zoe Ann Johns
(SEAL) Notary Public

Notary Public, State of Florida
My Commission Expires Aug. 4, 1989
Revised Direct Zoning Code, 1988

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA AT ITS REGULAR MEETING ON JANUARY 10, 1989 AND JANUARY 24, 1989, AT 7:00 P.M. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16-A) AND U.S. #1 NORTH, ST. AUGUSTINE, FLORIDA WILL HOLD PUBLIC HEARINGS TO CONSIDER THE PASSAGE OF THE FOLLOWING ORDINANCE:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCES 73-1, 73-4, 73-5, 74-3, AND 77-26, WHICH ARE THE ORDINANCES ESTABLISHING AND ENACTING A COMPREHENSIVE ZONING CODE FOR ZONING DISTRICTS A, B, C, D, AND E, BEING ALL THE UNINCORPORATED AREAS OF ST. JOHNS COUNTY, FLORIDA, EXCEPTING THEREFROM THE PONTE VEDRA ZONING DISTRICT, STATE AND NATIONAL PARKS WITHIN DISTRICTS A, C, AND E, AND ALL INCORPORATED CITIES AND TOWNS. THIS AMENDMENT PLACES A MAXIMUM HEIGHT OF 35 FEET ON LANDS CURRENTLY ZONED CHT, CG, CI, IW AND OR WITHIN THE COASTAL CORRIDOR AREA; IT DEFINES THE COASTAL CORRIDOR AREA AS WITHIN UNINCORPORATED AREA OF ST. JOHNS COUNTY BOUNDED ON THE WEST BY THE CENTER LINE OF THE INTRACOASTAL WATERWAY, ON THE EAST BY THE ATLANTIC OCEAN, ON THE NORTH BY THE DUVAL COUNTY LINE, AND ON THE SOUTH BY THE FLAGLER COUNTY LINE (EXCLUDING THEREFROM LANDS WITHIN THE PONTE VEDRA ZONING DISTRICT); IT PROVIDES FOR HEIGHT INCREASES BY VARIANCE; AND IT PROVIDES AN EFFECTIVE DATE.

THE PROPOSED ORDINANCE IS ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, AND THE PLANNING AND ZONING DEPARTMENT, ST. JOHNS COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY, AND MAY BE EXAMINED BY PARTIES INTERESTED PRIOR TO SAID PUBLIC HEARING. ALL PARTIES HAVING ANY INTEREST IN SAID ORDINANCE WILL BE AFFORDED AN OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
Carl "Bud" Markel, its Clerk
By Connie E. McDaniel
Deputy Clerk
L895 dec. 8, 1988

(SEE NEXT PAGE)

The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared _____
Kristi Robertson who on oath says that she is
Accounting Clerk of the St. Augustine Record, a
daily newspaper published at St. Augustine in St. Johns County, Florida: that
the attached copy of advertisement, being a _____
Notice of Zoning Change
_____ in the matter of _____
RE: Ord. 73-1, 73-4, 73-5, 74-3, 77-26
_____ in the _____ Court,
was published in said newspaper in the issues of _____
January 3, 1989

Affiant further says that the St. Augustine Record is a newspaper published
at St. Augustine, in said St. Johns County, Florida, and that the said
newspaper has heretofore been continuously published in said St. Johns County,
Florida, each day and has been entered as second class mail matter at the
post office in the City of St. Augustine, in said St. Johns County, Florida, for a
period of one year next preceding the first publication of the attached copy of
advertisement; and affiant further says that she has neither paid nor promised
any person, firm or corporation any discount, rebate, commission or refund
for the purpose of securing the advertisement for publication in the said
newspaper.

Sworn to and subscribed before me _____
this 25th day of January
A.D. 19 89

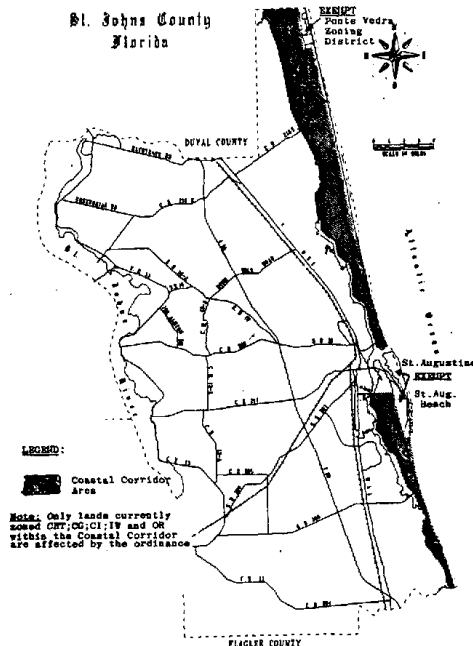
[Signature]
(SEAL) Notary Public

Notary Public, State of Florida
My Commission Expires Aug. 4, 1989
Bounded Tracy Troy Fain - Leeswood, Ind

NOTICE OF ZONING CHANGE

THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA PROPOSES TO REZONE LAND WITHIN THE AREA SHOWN IN THE MAP IN THIS ADVERTISEMENT.

A PUBLIC HEARING ON THE REZONING WILL BE HELD ON TUESDAY, JANUARY 10, 1989 AT 7:00 PM AT THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, 4020 LEWIS SPEEDWAY (COUNTY ROAD 16A) OFF U.S. #1 NORTH, ST. JOHNS COUNTY, FLORIDA.



THE FOLLOWING IS THE TITLE TO THE ORDINANCE THAT, IF PASSED, WILL ACCOMPLISH THE REZONING:

An Ordinance of the County of St. Johns, State of Florida, amending St. Johns County Ordinances 73-1, 73-4, 73-5, 74-3, and 77-26, which are the Ordinances establishing and enacting a Comprehensive Zoning Code for Zoning Districts A, B, C, D, AND E, being all the unincorporated areas of St. Johns County, Florida, excepting therefrom the Ponte Vedra Zoning District, State and National parks within Districts A, C, and E, and all incorporated cities and towns. This Amendment places a maximum height of 35 feet on lands currently zoned CHT, CG, CI, IW and OR within the Coastal Corridor Area; It defines the Coastal Corridor Area as "That unincorporated area of St. Johns County bounded on the West by the center line of the Intracoastal Waterway, on the East by the Atlantic Ocean, on the North by the Duval County Line, and on the South by the Flagler County line (Excluding therefrom lands within the Ponte Vedra Zoning District); It provides for height increases by Variance; and It provides an effective date.

ALL PARTIES HAVING ANY INTEREST WILL BE AFFORDED AN OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING. IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETINGS OR HEARINGS, HE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSES HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA
Carl "Bud" Markel, Its Clerk

The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared _____
 Kristi Robertson _____ who on oath says that she is
 Accounting Clerk _____ of the St. Augustine Record, a
 daily newspaper published at St. Augustine in St. Johns County, Florida; that
 the attached copy of advertisement, being a _____
 Notice of Zoning Change _____
 _____ in the matter of _____
 RE: Ord. 73-1, 73-4, 73-5, 74-3, 77-26 _____
 _____ in the _____ Court,
 was published in said newspaper in the issues of _____
 January 18, 1989 _____

(SEE NEXT PAGE)

Affiant further says that the St. Augustine Record is a newspaper published
 at St. Augustine, in said St. Johns County, Florida, and that the said
 newspaper has heretofore been continuously published in said St. Johns Coun-
 ty, Florida, each day and has been entered as second class mail matter at the
 post office in the City of St. Augustine, in said St. Johns County, Florida, for a
 period of one year next preceding the first publication of the attached copy of
 advertisement; and affiant further says that she has neither paid nor promised
 any person, firm or corporation any discount, rebate, commission or refund
 for the purpose of securing the advertisement for publication in the said
 newspaper.

Sworn to and subscribed before me Kristi Robertson
 this 25th day of January
 A.D. 19 89

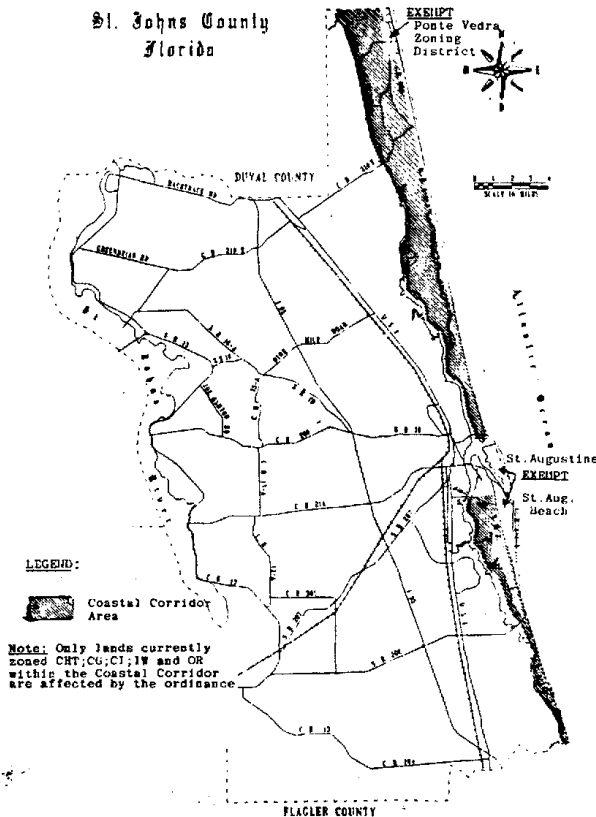
Zac Ann Johns
 (SEAL) Notary Public

Notary Public, State of Florida
 My Commission Expires Aug. 4, 1989
 Bonded Three Troy Fair - Insurance, Inc.

NOTICE OF ZONING CHANGE

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A PUBLIC HEARING ON THE REZONING WILL BE HELD ON TUESDAY, JANUARY 24, 1989 AT 7:00 PM AT THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, 4020 LEWIS SPEEDWAY (COUNTY ROAD 16A) OFF U.S. #1 NORTH, ST. JOHNS COUNTY, FLORIDA.



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BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA
Carl "Bud" Markel, Its Clerk